

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: December 12, 2013

Meeting No.: 176

Project: Remington Row PUD

Phase: Master Plan / Schematic Arch.

Location: 2700, 2800, 2900 Block Remington Ave.

PRESENTATION:

Mr. Thibault Manekin, representing Seawall Development; provided the Panel a brief history of the company's investment in the Remington Neighborhood, including the successful adaptive use of the historic Miller's Court Building. He introduced the current project which focuses on the redevelopment of Remington Avenue from 27th Street North to 30th Street.

Mr. Chris Harvey, architect with Hord, Coplan, and Macht; identified the urban design goals of the project:

- To enhance Remington Avenue with a "main street" character,
- To accentuate the historic character of the neighborhood and building assets,
- To enhance the pedestrian experience; and,
- To develop appropriately scaled mixed use projects which provide viable and continuous ground level retail activities.

MASTER PLAN:

Mr. Harvey presented the overall master plan for the P.U.D. which includes the east and west side of the 2700 Block of Remington Avenue and the west side of the 2800 and 2900 blocks. As currently planned, the free standing convenience store and parking lot will remain on the east side of the 2700 block with minor landscape improvements proposed for the south end of the block. Existing buildings are proposed to be demolished on the west side of the 2700 block and to be replaced by a five story mixed use project consisting of +/-1400 square feet of ground level retail, +/-139 residential units and +/-196 parking spaces. Existing buildings on the west side of the 2800 block will remain and redeveloped to include +/-12,880 square feet of retail, +/-8,895 square feet of office space and +/-101 parking spaces. Existing buildings on the 2900 block will remain and redeveloped to include +/-15,740 square feet of retail, +/-14 residential units and +/-29 parking spaces.

SCHEMATIC ARCHITECTURE AND LANDSCAPE:

As described by Mr. Harvey, the proposed architecture for the west side of the 2700 block is intended to evoke the area's industrial warehouse heritage, dominated by a masonry skin with large scale punched window openings. A two story element is proposed for the 27th Street side of the building and attached to the five store "warehouse" component. The existing two story warehouse buildings on the west side of the 2800 and 2900 blocks will remain and the facades restored with the intervention of additional windows openings to accommodate new uses.

The proposed landscape references the industrial nature of the site and utilizes consistent paving material, lighting and street furniture throughout the three blocks. Particular attention is given to the hardscape of the surface parking lot on the 2900 block parcel so that it can serve, on occasion; as an active plaza.

RECOMMENDATION OF THE PANEL:

MASTER PLAN:

The panel welcomed the Developer's continued reinvestment in the Remington neighborhood and expressed appreciation for the sensitivity with which the Design Team approached the redevelopment of the three urban blocks along Remington Avenue. The Panel was particularly complimentary of the Architect's sensitive and thoughtful reuse of existing industrial buildings on the west side of the 2800 and 2900 blocks. In general, the Panel felt the proposed uses and the balance between new in-fill construction and adaptive use was appropriate. Acknowledging the challenges of creating a viable "one sided" main street, the Panel encouraged the Developer and Design Team to envision the full redevelopment of both the east and west side of Remington Avenue and strengthen the connectivity between blocks by defining a strong urban street edge.

The panel had specific comments related to the proposed P.U.D. Master Plan:

2700 Block – East:

- To reconsider the proposal to maintain the existing tenant and building thru the lease term, including the proposed minor and temporary landscape improvements.
- To consider a more proactive strategy to relocate the existing tenant and redevelop the parcel as a mixed use or townhome site which would reinforce the "street wall" and establish a stronger "gateway".

2800 Block – West:

- To consider the incorporation of architectural elements in addition to landscape to create a continuous edge; particularly along the exposed surface parking lot.

2900 Block – West:

- To envision the redevelopment of the west parcel in the context of a desired potential redevelopment of the city controlled east parcel.
- To question the practicality of programming the surface parking lot as a “part time” active plaza.
- To consider the incorporation of architectural elements in addition to landscape to create a continuous urban edge.

ARCHITECTURE AND LANDSCAPE:

2700 Block – West:

- To restudy the architectural response to the axial node established by the shifting street grid of 27th Street at Remington Avenue.
- To restudy the two store expression along 27th Street to either be a more “distinct” element from the main five story structure or to promote a more seamless transition.
- To consider additional architectural treatment which would visually reduce the scale of the five story structure and the “super block” expression of the massing.
- To suggest an architectural expression that is less literal and is more a contemporary interpretation of the industrial warehouse heritage.

2800 and 2900 Block – West:

- To consider adding more architectural structure, like trellis elements; along these blocks with a particular attention to creating a stronger edge along the surface parking lots
- To consider crosswalk treatments and traffic calming devices to promote pedestrian connectivity between blocks.
- In addition to landscape and hardscape; consider what role lighting, signage, graphics and art can play in defining a “Main Street District”.

PANEL ACTION:

Recommend continued development of the Master Plan and Schematic building architecture.

Attending:

Judith Kunst – G.R.I.A.

Nicole Reedy, Zolna Russell – FTLA

Jon Constable, Thibault Manekin – Seawall Development

Chris Harvey, Sean Kefferstan – HCM

Klaus Philipsen – ArchPlan

Kevin Litten – BBJ

UDARP Panel Members – Ms. Diane Jones Allen, Messrs. Gary Bowden, Rich Burns*
and David Haresign

Planning Department- Mr. Tom Stosur, Anthony Cataldo, Christina Gaymon, Wolde
Ararsa